



# PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

June 13, 2001

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PRESENT: Commissioners Alcorn, Byers, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Palatiello, Wilson

ABSENT: Commissioner Smyth

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Chairman Murphy announced that on Monday, June 11, 2001, the Board of Supervisors approved a redistricting plan for Fairfax County's nine magisterial districts to redistribute the population as a result of the 2000 Census. He added that many of the land use cases affected by the redistricting would be postponed to allow the appropriate Commissioners to be briefed on their new district cases.

In response to a question from Commissioner Byers, Chairman Murphy confirmed that the Justice Department had to formally ratify the Board's action. He added, however, that the County Attorney's Office had indicated that the transition of land use cases could begin immediately.

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### SE-98-S-024 - KNOLLWOOD BAPTIST CHURCH

(Decision Only - Public Hearing was held on March 22, 2001)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DENY SE-98-S-024.

Commissioner Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Hall abstaining; Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting.

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Commissioner Byers announced his intent to further defer the decision on RZ-2000-MV-045, Lorton Valley, from June 14, 2001 to June 21, 2001.

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Commissioner Alcorn reminded the Commission and the audience that the deadline for the submission of Area Plans Review nominations for the North County Cycle was Friday, June 29, 2001.

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Commissioner Alcorn also reminded the Commission that there would be a Residential Density Criteria Committee meeting on Wednesday, June 20, 2001 at 6:30 p.m. in the Board Conference Room.

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RZ-2000-SU-050 - THE RYLAND GROUP

FDP-2000-SU-050 - THE RYLAND GROUP

(Decision Only - Public Hearing held on May 30, 2001)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2000-SU-050, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JUNE 6, 2001.

Commissioner Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Hall abstaining; Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-SU-050, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 13, 2001, AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-2000-SU-050.

Commissioner Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Hall abstaining; Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting.

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Commissioner Koch, at the request of the applicant, MOVED THAT (THE DECISION ONLY ON) RZ-2000-SU-059, CALVERT HOMES, INC., BE DEFERRED INDEFINITELY.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting.

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FS-M01-21 - VERIZON WIRELESS - 5600 Columbia Pike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR OF PLANNING AND ZONING'S DETERMINATION THAT THE TELECOMMUNICATION FACILITY, LOCATED AT 5600 COLUMBIA PIKE, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting.

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FS-M01-22 - VERIZON WIRELESS- 6231 Leesburg Pike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR OF PLANNING AND ZONING'S DETERMINATION THAT THE TELECOMMUNICATION FACILITY, LOCATED AT 6231 LEESBURG PIKE, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting.

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FSA-M96-53-1 - VERIZON WIRELESS- 3101 Hodge Place

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR OF PLANNING AND ZONING'S DETERMINATION THAT THE MODIFICATIONS PROPOSED BY VERIZON WIRELESS FOR THE TELECOMMUNICATION FACILITY AT THE JEFFERSON FIRE STATION, 3101 HODGE PLACE, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ARE CONSISTENT WITH THE APPROVAL GRANTED BY THE PLANNING COMMISSION ON FEBRUARY 5, 1997 FOR FS-M96-53. THEREFORE IT IS RECOMMENDED THAT THIS MODIFICATION SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting.

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FS-M01-17 - SPRINT PCS - 6800 Versar Center

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR OF PLANNING AND ZONING'S DETERMINATION THAT THE TELECOMMUNICATION FACILITY, BY SPRINT PCS, FOR THE EXISTING MONOPOLE, LOCATED AT 6800 VERSAR CENTER, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Kelso abstaining; Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting.

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Commissioner Hall MOVED THAT THE PUBLIC HEARING ON SE-01-M-010, MUHAMMAD ALHUSSEIN, BE DEFERRED TO A DATE CERTAIN OF JUNE 20, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting.

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FSA-41-1 - VOICESTREAM WIRELESS - 5856 Old Centreville Road

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR OF PLANNING AND ZONING'S DETERMINATION THAT THE MODIFICATIONS PROPOSED BY VOICESTREAM WIRELESS FOR THE TELECOMMUNICATION FACILITY LOCATED AT 5856 OLD CENTREVILLE ROAD ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ARE CONSISTENT WITH THE APPROVAL GRANTED BY THE PLANNING COMMISSION ON APRIL 26, 1995. THEREFORE I RECOMMEND THAT THIS MODIFICATION SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting.

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FS-Y01-11 - FAIRFAX COUNTY WATER AUTHORITY - West Ox Road Right-of-Way

Commissioner Koch MOVED THAT WE CONCUR WITH THE DETERMINATION THAT THE 24-INCH REPLACEMENT WATER MAIN, PROPOSED BY THE FAIRFAX COUNTY WATER AUTHORITY, FOR THE RIGHT-OF-WAY OF WEST OX ROAD, ROUTE 608, FROM APPROXIMATELY MATTERLY WAY, JUST SOUTH OF OX TRAIL, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting.

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FS-L01-23 - NEXTEL - 3816 Javins Drive

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION FIND FS-L01-23, BY NEXTEL, LOCATED AT 3816 JAVINS DRIVE, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Wilson not present for the vote; Commissioner Smyth absent from the meeting.

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Commissioner Palatiello announced his intent to further defer the decision on PCA-87-C-060-8, Batman Corporation, from June 14, 2001.

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Chairman Murphy thanked all those who volunteered last weekend at the Planning Commission's soft drink booth at the Fairfax County Fair.

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Chairman Murphy announced that Commissioner John Byers recently celebrated the 50<sup>th</sup> anniversary of his graduation from the United States Military Academy at West Point as well as his 50<sup>th</sup> wedding anniversary.

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SE-01-Y-007 - QUARLES PETROLEUM

Commissioner Koch MOVED THAT WE DEFER DECISION, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, ON SE-01-Y-007, QUARLES PETROLEUM, UNTIL JUNE 14, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Smyth absent from the meeting.

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SE-01-M-012 - FIRST VIRGINIA BANK

SEA-83-M-098-2 - FIRST VIRGINIA BANK

Commissioner Hall MOVED THAT WE DEFER DECISION ONLY TO JUNE 14, 2001, WITH RECORD TO REMAIN OPEN, FOR APPLICATIONS SEA-83-M-098-2 AND SE-01-M-012, FIRST VIRGINIA BANK.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Smyth absent from the meeting.

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SE-01-M-009 - KFC OF AMERICA, INC.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY TO A DATE CERTAIN OF JUNE 21, 2001, WITH THE RECORD TO REMAIN OPEN FOR ANY WRITTEN COMMENT.

Commissioners Kelso, Wilson, Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

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PCA-90-D-058 - SUGARLAND ROAD

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-90-D-058, SUBJECT TO THE EXECUTION OF PROFFERS FOR PARCELS 5-4((1))5A AND 5B CONSISTENT WITH THOSE NOW DATED JUNE 6, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUEST FOR A WAIVER OF THE MINIMUM DISTRICT SIZE IN A CLUSTER SUBDIVISION.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Smyth absent from the meeting.

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The meeting was adjourned at 10:03 p.m.  
Peter F. Murphy, Jr., Chairman